

BLOCK 125 LOT 10 (LESS N 5 FT)
& N5 FT OF LOTS 8 & 9
IN OR 2639 PG 1320

CUMELLA SALVATORE
323 S 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0125-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

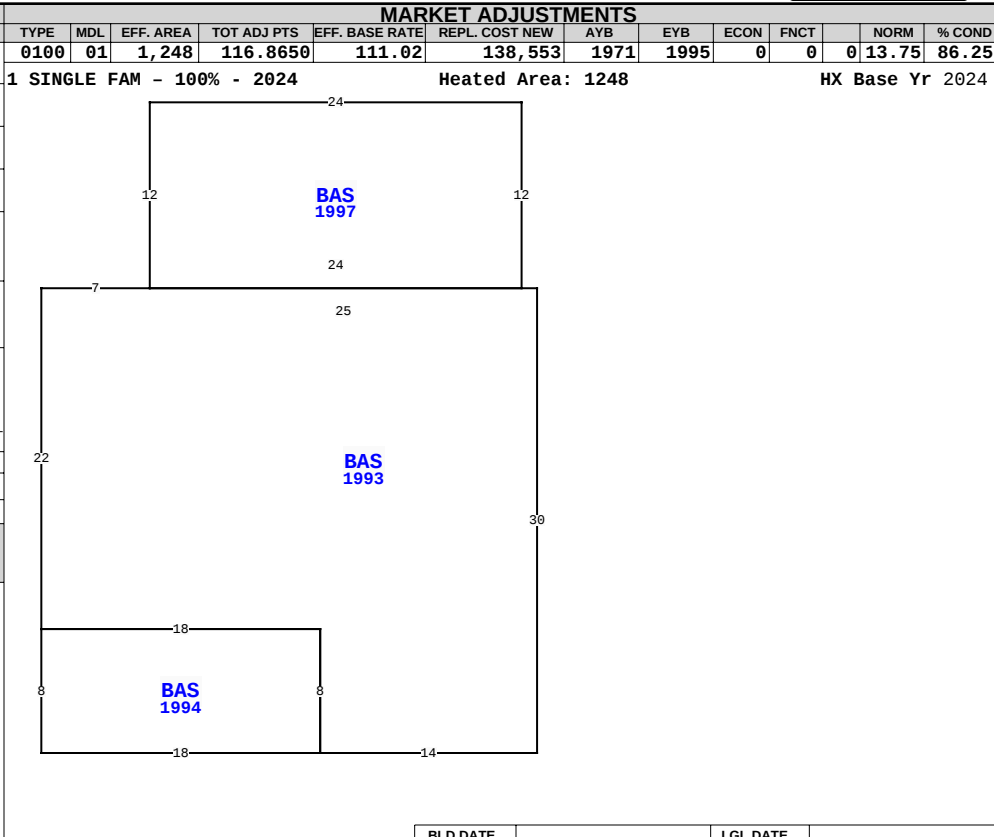
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	78,136
BAS	144	100	144	13,789
BAS	288	100	288	27,578
TOTALS	1,248		1,248	119,502

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0810	CONCRETE A	0	100	11	29	319.00	SF	6.50	6.50	100	1971
3	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	2024

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF		1.00

REVIEW DATE 05/12/2019 BY KBA



323 S 5TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF												
4,056	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
4,000.00	4,000.00	200,000										

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		119,502	
TOTAL MARKET OB/XF VALUE		4,056	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		323,558	
SOH/AGL Deduction		73,282	
ASSESSED VALUE		250,276	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		200,276	
TOTAL JUST VALUE		323,558	
NCON VALUE		27,611	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060499	H/AC	1,500	03/13/2006
10127	ADDITION	1,200	11/08/1996
8080	ADDITION	2,300	01/05/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/1320	5/11/2023	WD	Q	I	01	330,000
GRANTOR: BIRD MARY ALICE						
GRANTEE: CUMELLA SALVATORE						
0674/0669	1/27/1993	QC	U	I	10	100
GRANTOR: BIRD JUNE LANG FOGLE						
GRANTEE: BIRD TOMMIE L						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=-24,12] W7 S22 E18 S8 E14 N30 W25 \$												
BAS=[YR=1997;ORIG=0,0] W24 S12 E24 N12 \$												
BAS=[YR=1994;ORIG=-31,34] S8 E18 N8 W18 \$												

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